















Richmond Drive, Perton,
Wolverhampton, Staffordshire,
WV6

Guide Price: £310,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: D
EPC Rating: D
Local Authority: South Staffordshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

• THREE BEDROOM DETACHED HOUSE, • LOUNGE/FITTED KITCHEN AND UTILITY ROOM, • THREE GOOD SIZED BEDROOMS, • NEW BOILER AND NO UPWARD CHAIN, • WALK IN SHOWER IN MAIN BEDROOM, • DOWNSTAIRS WC, • GARAGE AND DRIVEWAY, • BATHROOM W/C, • GAS CENTRAL HEATING AND DOUBLE GLAZING

Description
A VIEWING IS HIGHLY RECOMMENDED ON THIS GOOD SIZED THREE BEDROOM DETACHED HOUSE OCCUPYING A MOST SOUGHT AFTER LOCATION ON THE FRINGE OF PERTON. THIS PROPERTY HAS PLENTY OF FEATURES INCLUDING NO UPWARD CHAIN,TWO RECEPTION ROOMS. CONSERVATORY. DRIVEWAY AND GARAGE APPEALING TO PLENTY OF BUYERS. The accommodation briefly comprises: ENTRANCE HALLWAY. LOUNGE with a fireplace housing a gas fire, access to the DINING ROOM which has a patio door leading into the CONSERVATORY having a door leading to outside. Leading from the dining room is the KITCHEN well appointed with a range of wall and base units, a large dual electric and gas cooker and hob and access to the GARAGE, UTILITY ROOM and CLOAKROOM W/C. FIRST FLOOR: Loft access, side double glazed window and storage cupboard. THREE GOOD SIZED BEDROOMS with bedroom one having a variety of built in wardrobes and a walk in shower cubicle. The BATHROOM W/C has a three piece suite. OUTSIDE: This property features AN ENCLOSED REAR GARDEN with gravelled areas, patio areas, mature shrubs and plants and a side gate leading to the front where the DRIVEWAY AND GARAGE provides plenty of off road parking. EPC GRADE AWAITED

Location
This property is situated on the outskirts of the Perton Development with amenities situated in the nearby Perton centre. Further amenities can be found in the city centre of Wolverhampton and the M6 and M54 are within commuting distance.

Entrance Hallway
Double glazed entrance door, radiator, stairs to first floor.

Lounge
14' x 12'10" (4.27m x 3.9m)
Double glazed window, two radiators, feature fireplace with a gas fire.

Dining Room
11'2" x 8'5" (3.4m x 2.57m)
Radiator, double glazed sliding doors to conservatory

Conservatory
15'5" x 8'8" (4.7m x 2.64m)
Double glazed windows, double doors to garden, radiator

Kitchen
11' x 7'9" (3.35m x 2.36m)
Fitted base and wall units, double glazed window, radiator, extractor fan, dual gas and electric cooker with gas hob and electric slow cooker built-in, under-stairs pantry.

Utility Room
8'2" x 8' (2.5m x 2.44m)
Built in base units, double glazed window, door to garden

Downstairs W/C
W/C and boiler (new with a ten year transferable guarantee)

Stairs to:

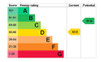
Bedroom One
16'2" x 9'8" (4.93m x 2.95m)
Two double glazed windows, radiator, variety of built in wardrobes, built-in shower/shower cubicle

Bedroom Two
8'11" x 8'10" (2.72m x 2.7m)
Double glazed window, radiator

Bedroom Three
9' x 7'1" (2.74m x 2.16m)
Double glazed window, radiator

Bathroom
7'2" x 6'4" (2.18m x 1.93m)
White three piece suite, heated towel rail, radiator, double glazed window.

Outside:
Gravel and patio areas, mature shrubs, bushes and plants, side gate to the front.


For full EPC please contact the branch.

Driveway
Off road parking.

Garage
18'11" x 8' (5.77m x 2.44m)
Electric opening door.

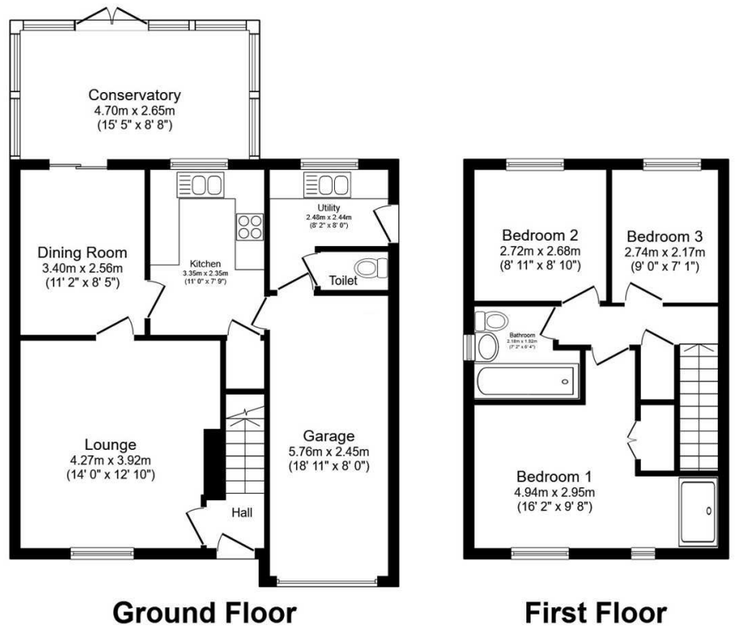
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South staffs/ Band D

Tenure
Freehold

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Total floor area 112.4 sq.m. (1,209 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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